



**Kennedy
& Foster**

1 Chestnut Avenue
Biggleswade
SG18 0LL
£435,000

- NON ESTATE SEMI DETACHED
- WALKABLE TO TRAIN STATION AND TOWN CENTRE
- STUNNING KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- LOUNGE
- CONSERVATORY
- CLOAKROOM & REFITTED BATHROOM
- APPROX. 75FT REAR GARDEN



Situated in this ideal location within walking distance of the town centre and train station, this well-presented SEMI-DETACHED property has an amazing refitted kitchen/breakfast room, downstairs cloakroom, conservatory, lounge, 3 bedrooms, refitted bathroom, approx. 75ft rear garden and parking for approx. 3 cars to the front. An added benefit to this stunning home is that it is being offered CHAIN FREE. A viewing is a must to really appreciate this gorgeous home. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR WITH SIDE PANELLING INTO

ENTRANCE HALL

Fitted double cloaks cupboard, vertical radiator, understairs storage cupboards, tiled flooring. Doors into:

LOUNGE

13' 10" x 12' 05" (4.22m x 3.78m) Bamboo flooring, uPVC double glazed window to front, vertical radiator, feature fireplace, fitted unit with shelving.

CLOAKROOM

Vanity basin with cupboard under, W.C, frosted uPVC double glazed window to side, under floor heating.

REFITTED KITCHEN/BREAKFAST ROOM

22' 05" x 10' 06" max (6.83m x 3.2m) Wall, base and drawer units to include pan drawer, carousel cupboards, spice drawer, wine cooler, integrated dishwasher, American fridge/freezer, double oven with induction hob and extractor hood over. Sunken 1 1/2 bowl sink unit with mixer tap. Breakfast bar, underfloor heating, inset lighting, under counter lighting, uPVC double glazed window to rear. Archway to:

CONSERVATORY

12' 01" x 11' 03" (3.68m x 3.43m) Underfloor heating, French doors to rear garden, power & light.

FIRST FLOOR LANDING

Access to partly boarded loft with ladder & light, uPVC double glazed window to side, inset lighting, doors to:

BEDROOM ONE

14' 1" x 10' 9" (4.29m x 3.28m) Radiator, uPVC double glazed window to rear.

BEDROOM TWO

11' 00" to rear of wardrobes x 10' 05" (3.35m x 3.18m) Fitted wardrobes with sliding and part mirrored.

BEDROOM THREE

7' 10" x 7' 03" (2.39m x 2.21m) Built in shelved cupboard, radiator, uPVC double glazed window to front.

FULLY TILED BATHROOM

'P' shaped bath with rainwater shower head over, heated towel rail, vanity basin with drawers under, close coupled W.C, extractor fan, inset lighting, frosted windows to side and rear.

OUTSIDE

FRONT

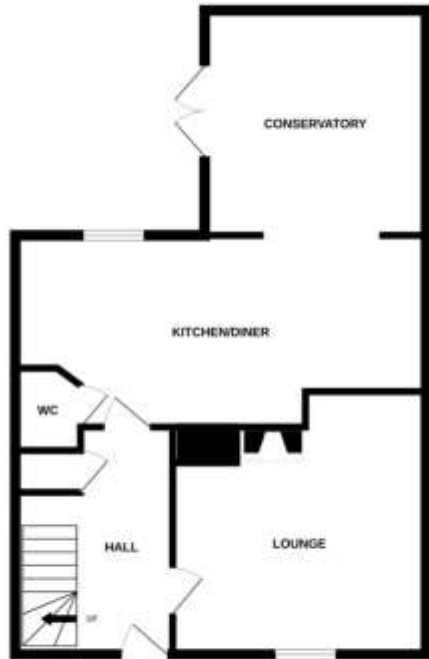
Block paved parking for approx. 3 cars.

REAR GARDEN

Approx. 75ft in length paved patio areas, laid to lawn, raised beds, garden shed, outside taps, outside lighting.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error or omission on this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time.
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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements